

## SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT  
DPMC NUMBER: PROJECT # A1132-01  
FEASIBILITY ASSESSMENT FOR REDEVELOPING THE MAIN BUILDING  
GREYSTONE PSYCHIATRIC HOSPITAL  
MORRIS COUNTY, NJ

THE DPMC IS SEEKING TO ASSESS VIABLE OPTIONS FOR REDEVELOPING THE MAIN BUILDING AT THE FORMER GREYSTONE PSYCHIATRIC HOSPITAL IN AN ECONOMICALLY, SELF-SUSTAINING MANNER. THE ASSESSMENT SHALL INCLUDE SPECIFIC ACTIONS NEEDED TO FACILITATE REDEVELOPMENT INCLUDING IDENTIFYING THE FINANCIAL STRUCTURE REQUIRED FOR A RECOMMENDED REDEVELOPMENT PLAN TO SUCCEED. CONSTRAINTS IMPEDING REDEVELOPMENT INCLUDING BUT NOT LIMITED TO CURRENT LAWS, ZONING, REQUIRED VARIANCES, AND ECONOMIC AND ENVIRONMENTAL CONCERNS SHALL BE IDENTIFIED. CONCLUSIONS AND RECOMMENDATIONS FOR REDEVELOPMENT SHALL ALSO BE PRESENTED.

GREYSTONE PSYCHIATRIC HOSPITAL WAS OPENED IN 1876 AND CLOSED 2008 AS THE STATE OF NEW JERSEY MOVED TOWARD COMMUNITY-BASED CARE FOR PATIENTS. THE MAIN BUILDING WAS DESIGNED BY SAMUEL SLOAN BASED ON THE CONCEPTS OF DR. THOMAS STORY KIRKBRIDE, A PIONEER IN MENTAL HEALTH TREATMENT. IT IS A SECOND EMPIRE VICTORIAN STYLE BUILDING WITH A LINEAR ARRANGEMENT AND IS CONSTRUCTED OF STONE, BRICK, SLATE AND IRON.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEBSITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC).

THE CONSULTANT SHALL DEMONSTRATE EXPERIENCE IN LARGE SCALE REDEVELOPMENT PROJECTS FOR HISTORIC BUILDINGS AND UTILIZING THE FEDERAL INVESTMENT TAX CREDIT FOR THE REHABILITATION OF HISTORIC BUILDINGS (ITC, 36 CFR 67). THE CONSULTANT SHALL HAVE IN-HOUSE CAPABILITIES OR IDENTIFY SUB-CONSULTANTS SUCH AS HISTORIC ARCHITECTS HISTORIC PRESERVATION SPECIALISTS, ENVIRONMENTAL CONSULTANTS, MARKETING ANALYSTS, REDEVELOPERS AND ALL OTHER ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE FEASIBILITY ASSESSMENT AS DESCRIBED IN THE SCOPE OF WORK.

TECHNICAL PROPOSALS, AN ORIGINAL AND SIX (6) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M. AUGUST 7, 2012 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9<sup>TH</sup> FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M. AUGUST 7, 2012 WILL NOT BE CONSIDERED.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE TECHNICAL PROPOSALS BASED UPON THE PROJECT TEAM / ORGANIZATION, THE FIRM'S EXPERIENCE ON REDEVELOPMENT PROJECTS OF A SIMILAR SIZE AND NATURE, PROJECT APPROACH / UNDERSTANDING OF THE PROJECT, AND PROPOSED PROJECT SCHEDULE.

EXISTING DOCUMENTATION REGARDING THE GREYSTONE FACILITY IS AVAILABLE. FIRMS INTERESTED IN SUBMITTING A PROPOSAL SHALL CONTACT CATHERINE DOUGLASS AT [CATHERINE.DOUGLASS@TREAS.STATE.NJ.US](mailto:CATHERINE.DOUGLASS@TREAS.STATE.NJ.US) OR (609) 777-3094 FOR COPIES. A **NON-MANDATORY** SITE VISIT IS SCHEDULED FOR JULY 19, 2012. RICHARD HERRERO, DPMC PROJECT MANAGER WILL BE AVAILABLE AT THE SITE FROM 10:00 A.M. TO 2:00 P.M. CONSULTANTS ACCESS WILL BE LIMITED

TO THE EXTERIOR OF THE BUILDING. DUE TO THE PRESENCE OF HAZARDOUS MATERIALS, ACCESS TO THE INTERIOR OF THE BUILDING IS PROHIBITED.

INTERESTED FIRMS MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO [CATHERINE.DOUGLASS@TREAS.STATE.NJ.US](mailto:CATHERINE.DOUGLASS@TREAS.STATE.NJ.US).

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR  
CONTRACTS & PROCUREMENT  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION  
STATE OF NEW JERSEY  
P.O. BOX 034  
TRENTON, NJ 08625-0034